

## HAMPTON PLANNING BOARD

### Minutes

August 5, 2009 – 7:00 p.m.

**PRESENT:** Mark Loopley, Chair  
Fran McMahon, Vice Chair  
Robert Viviano  
Tracy Emerick  
Keith Lessard  
Robert Bilodeau, Alternate  
James Steffen, Town Planner

**ABSENT:** Mark Olson, Clerk  
Richard Bateman, Selectman Member

### I. CALL TO ORDER

Chairman Loopley began the meeting at 7:00 PM by introducing the Board members and leading the Pledge of Allegiance to the flag.

### II. ATTENDING TO BE HEARD

- 431-435 Ocean Blvd, Dave Keir -23 Unit Condominium Project Extension  
Mr. Keir appeared and asked for a one year extension of his condominium project.  
**MOVED** by Mr. McMahon grant a one year extension on the approval for the above referenced property which will expire September 17, 2010  
**SECOND** by Mr. Emerick

**VOTE**                      **6-0-0**                      **MOTION PASSED**

### III. NEW PUBLIC HEARINGS

#### **09-030                      515 Winnacunnet Road # 5**

Map: 222 Lot: 118

Applicant: Bonnar Spring

Special Permit to Impact Wetlands: Construct second floor using existing footprint. Build ground floor deck and second story cantilevered deck.

Owner of Record: Horizon Condominium Trust

#### **APPLICANT**

Bonnair Spring appeared and detailed the purpose of the special permit application. She noted that there are some changes to the plan the Board has received, made by the Conservation Commission. There was discussion about having an engineer update the plan. Chairman Loopley wanted to see elevations, and Mr. Emerick noted that is not required for special permitting.

#### **PUBLIC**

None

#### **BOARD**

None

**MOVED** by Mr. Viviano to approve the above referenced special permit with the plan signed by the Conservation Commission dated 07/28/09, with the stipulations listed in the Conservation Commission letter dated 07/31/09 and that the applicant obtains all necessary federal and state permits.

**SECOND** by Mr. Emerick

**VOTE**                      **6-0-0**                      **MOTION PASSED**

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**09-033      29 Birch Road**

Map: 181 Lot: 15

Applicant: Mark and Marcia Sikorski

Special Permit to Impact Wetlands: Replace the shed over the original foundation which is still in place.

**APPLICANT**

Mr. Sikorski appeared and detailed the purpose of the special permit.

**PUBLIC**

None

**BOARD**

None

**MOVED** by Mr. Viviano to approve the above mentioned special permit with the conditions listed on the Conservation Commission letter dated 07/31/09 and that the applicant obtains all necessary federal and state permits.

**SECOND** Mr. Emerick

**VOTE                      6-0-0                      MOTION PASSED**

**09-034      26 Tuttle Ave**

Map: 292 Lot: 55

Applicant: Laurice Haines

Special Permit to Impact Wetlands: Go out eight (8) feet onto deck to enlarge living area of present sunroom. Will have gutters with rain barrels to catch water.

Owner of Record: Laurice M Haines Trust

**BOARD**

Chairman Loopley noted that the applicant requested a continuance to the September 2, 2009 meeting.

**MOVED** by Mr. Emerick to continue the application to the 09/02/09 meeting.

**SECOND** by Mr. Lessard

**VOTE                      6-0-0                      MOTION PASSED**

**09-035      Witch Island Way**

Map: 183 Lot: 1

Applicant: Witch Island Condominium Association.

Site Plan Review: to construct six condominium units within the previously approved Witch Island Condominium project.

Owners of Record: Jesse Anderson, Wendy Heslin, Mark & Jill Bauer, Linda & Holly Richard, Robert & Amy Agnew, Polly Goldcamp & Amy Agnew, George Wygant, Laurie Felter, Robert & Virginia A Felter, Charlotte Bauer

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#### 09-037 Witch Island Way

Map: 183 Lot: 1

Applicant: Witch Island Condominium Association.

Special Permit to Impact Wetlands: to construct six condominium units within the previously approved Witch Island Condominium project.

Owners of Record: Jesse Anderson, Wendy Heslin, Mark & Jill Bauer, Linda & Holly Richard, Robert & Amy Agnew, Polly Goldcamp & Amy Agnew, George Wygant, Laurie Felter, Robert & Virginia A Felter, Charlotte Bauer

#### APPLICANT

Attorney Peter Saari with Casassa and Ryan and Joseph Coronati, Engineer with Jones and Beach appeared and detailed the history of the project. Attorney Saari said that a plan similar to the one that was brought forth in the 1980's which originally, due to the building moratorium did not go forward. Since that time, conservation laws have changed dramatically and the plan presented this evening tried to appease the regulations in hopes to go forward with the original project.

Mr. Coronati described the design of the project. He described the existing conditions including surrounding homes and the wetland delineation. The proposed design is to remove the existing pavement and two sheds that were within the wetland buffer. Mr. Coronati described each of the units construction and style. He also described the utilities and drainage. Mr. Viviano asked about fire being able to get in and out of the area and Mr. Coronati noted the turning radius is enough for the fire trucks to access the building. Mr. Coronati also noted that permeable surface is just as strong as pavement. Mr. McMahon asked whose responsibility would it be to maintain the road and Mr. Coronati said that it would be up to the condominium association. Mr. Bilodeau asked about snow removal and Mr. Coronati described the method of plowing which is common to buildings such as these. Mr. Coronati noted they will be submitting an operation maintenance plan. Drainage was further discussed.

#### PUBLIC

Bob Hazflad 146 B Kings Highway- described his concerns in regards to wetlands, traffic, flooding and roadway elevation.

#### BOARD

None

**MOVED** by Mr. Emerick to take jurisdiction of the site plan and send it out for departmental review. The project shall be continued to September 16, 2009.

**SECOND** by Mr. Viviano

**VOTE**                      **6-0-0**                      **MOTION PASSED**

**MOVED** by Mr. Emerick to continue the referenced special permit to continue to the September 16, 2009 meeting.

**SECOND** by Mr. Viviano

**VOTE**                      **6-0-0**                      **MOTION PASSED**

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**09-036      865 Lafayette Road**

Map: 71 Lot: 14

Applicant: William Sullivan / Hampton Vision Center

Site Plan Review: Install 30' x 50' addition with necessary site improvements.

Waiver Request: VII. B. 1

Owner of Record: Quayle / Congdon, Inc

**APPLICANT**

Mr. Emerick recused himself. Alex Ross, with Ross Engineering appeared with Steve Lorenzen, construction management and detailed the history of Hampton Vision Center, and the proposed site improvements. Mr. Lessard asked if the real estate office will remain and this was confirmed. Parking spaces were discussed. Mr. Lessard asked about snow storage. Mr. Ross said that there has not been an area designated yet. Chairman Loopley addressed handicap accessibility. Mr. Ross noted that the existing building has no ADA accessibility; the new building would however be ADA compliant. The use of gravel vs. pavers and on site dumpsters was discussed.

**PUBLIC**

None

**BOARD**

Sending the plan for review was discussed and whether or not conservation should be included since the project is in the aquifer protection district.

**MOVED** by Mr. Lessard to send the plan out for departmental review. The application shall be continued to the September 16, 2009 meeting.

**SECOND** by Mr. McMahon

**VOTE                      5-0-0                      MOTION PASSED**

## IV. CONTINUED PUBLIC HEARINGS

**09-028      67 Plymouth Street   Continued from 07/01/09**

Map: 305 Lot: 6

Applicant: Peter Baccus

Special Permit to Impact Wetlands: Install wooden stairs with railings in back of 67 Plymouth St to provide access to beach / river.

Owner of Record: Peter, Lauren & George Baccus

**BOARD**

Chairman Loopley noted that the applicant requested a continuance to the September 2, 2009 meeting.

**MOVED** by Mr. Emerick to continue the application to the 09/02/09 meeting.

**SECOND** by Mr. Lessard

**VOTE                      6-0-0                      MOTION PASSED**

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**V. CONSIDERATION OF MINUTES of July 15, 2009**

**MOVED** by Mr. Lessard to approve the minutes as submitted.

**SECOND** by Mr. McMahon

**VOTE: 5-1-0 MOTION PASSED Mr. Bilodeau Abstained**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

- Mr. Lessard reminded the public that there is a recycling meeting at Hampton Academy at 6:30 pm on August 10<sup>th</sup>, 2009.
- Master Plan Chapter Update – Community Facilities

Cliff Sinnott appeared and detailed the recommendations and comments he has received from department heads. The firehouse and closing of Academy Ave was mentioned. Mr. Emerick presented some recommendations for the Master Plan, noting there needs to be an action plan. Maurice Friedman commented on Mr. Emerick thoughts in regards to Mr. Sinnott's updates.

- Mr. Steffen noted that the CIP Committee met and the finance director has put together the first draft of the project list3. Impact fees were discussed.
- Mr. Steffen noted that in regards to Baron Estates, there was an email from the developer, noting they had received word from DES about their concerns. DES said they can finish the road, including the top coat of pavement.
- Nathaniel Court- Road Acceptance Recommendation  
The Board did not act on this item

**VIII. ADJOURNMENT**

**MOVED** by Mr. Emerick to adjourn

**SECOND** by Mr. Bilodeau

**VOTE: 6-0-0 MOTION PASSED**

Meeting adjourned at 9:27 pm  
Respectfully Submitted,

Candice Sicard, Administrative Assistant